

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE CITY OF  
TULSA, OKLAHOMA,**

scheduled for Wednesday, July 26, 2023, at 5:00 P.M in the City Council Chamber, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK, to transact all business as set out in Notice and Agenda posted in the Office of City Clerk, Room 260, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK on Friday, July 21, 2023, at 3:42 P.M.

**CALL TO ORDER**

Chair Patrick called the meeting to order at 5:11 P.M.

**ROLL CALL:**

Hall-Harper	Present	Bengel	Present
Cue	Present	Decter Wright	Present
Patrick	Present	Lakin	Present
Bellis	Present	Fowler	Present
Miller	Absent		
	Present:	8	
	Absent:	1	

**STAFF PRESENT**

Jack Blair, City Attorney  
Lori Doring, Secretary to the Council  
Casey Clark, Council Staff

**1. RECEIPT & FILING OF MINUTES**

- a. No items this week.

**2. APPOINTMENTS & REAPPOINTMENTS**

- a. Jeff Jaynes – Appointment to the HUD Community Development Committee replacing James Willis; term expires June 30, 2026. (CD-4) [UED 7/19/23; CC 7/26/23] 23-484-1
- b. Kirk Hays – Appointment to the Tulsa Performing Arts Center Trust replacing Glenda Silvey; term expires June 20, 2026. (CD-9) [PW 7/19/23; CC 7/26/23] 23-563-1
- c. Susan Crenshaw – Reappointment to the Mayor's Commission on the Status of Women; term expires May 31, 2026. (Attended 3/3 meetings.) (CD-8) [UED 7/19/23; CC 7/26/23] 23-561-1
- d. Ryan Lynch – Reappointment to the HUD Community Development Committee; term expires June 30, 2025. (Attended 5/12 meetings.) (CD-2) [PW 7/19/23; CC 7/26/23] 23-562-1

Public Comments:  
John Huffines – 2.a – 2.d.  
Nancy Moran – 2.a.  
James Alexander, Jr. – 2.a, 2d.

Councilor Lakin moved to approve 2.a – 2.d. Councilor Decter Wright seconded the motion.

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Absent		
Yeas: 8	Nays: 0	Absent: 1	Abstentions: 0

Motion carried.

**3. PUBLIC HEARINGS**

- a. Public Hearing to receive comments regarding a proposed Ordinance closing a portion of a street located at 4926 S. 53rd W. Ave., that is part of S. 55th W. Ave. lying adjacent to the east line of Lot One (1), Block Two (2) and the west line of Lot Two (2), Block One (1) of Bridges Heights, to close the street to clear title, requested by Nathalie Cornett with Eller & Detrich. (CD-2) (Public Hearing: 7/26/23) [PW 7/26/23; CC 7/26/23; CC 8/2/23] 23-560-3

Councilor Lakin moved to enter Public Hearing on 3.a. Councilor Decter Wright seconded the motion.

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Absent		
Yeas: 8	Nays: 0	Absent: 1	Abstentions: 0

Motion carried.

Council entered Public Hearing on 3.a at 5:21 P.M.

Without objection, Council exited Public Hearing on 3.a at 5:21 P.M.

- b. Public Hearing to receive written and oral comments from citizens regarding the proposed Ordinance adopting the annual Assessment Roll for Tourism Improvement District No. 1; assessing those parcels of real property within city limits on which there is located a hotel or motel that has 110 or more rooms for the purpose of providing marketing services as set forth in 11 O.S. Section 39-103.1(A); providing the time and method for payment of said assessments and the penalty for non-payment. **(Emergency Clause)** (Public Hearing: 7/26/23) [PW 7/19/23; CC 7/19/23; CC 7/26/23] 23-575-3

Councilor Lakin moved to enter Public Hearing on 3.b. Councilor Decter Wright seconded the motion.

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Absent		
Yeas: 8	Nays: 0	Absent: 1	Abstentions: 0

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Motion carried.

Council entered Public Hearing on 3.b at 5:22 P.M.

Public Comments:  
Renee McKenney

Without objection, Council exited Public Hearing on 3.b at 5:28 P.M.

#### **4. MAYOR'S ITEMS**

- a. Mayor's report on community events, briefing on City activities, City efforts, and new business.  
  
There was no report.
- b. Consideration and possible approval, adoption, denial, amendment or revision of a License Agreement between the City of Tulsa and 21st & Lewis Company, LLC for property located at 2020 S. Lewis Ave., Woodward Park Addition, for a directional pylon sign. (CD-4) [PW 7/19/23; CC 7/26/23] 23-559-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of Change Order No. 3 to Contract No. 136375 between the City of Tulsa and Becco Contractors, Inc., for Project No. 144208, TMUA-W 14-45 in the amount of twelve thousand, six hundred dollars (\$12,600.00) and adding sixty-six (66) calendar days for Arterial Street Rehabilitation and Waterline Replacement on E. 11th St., S. Sheridan Rd. to S. Memorial Dr. (CD-3,5) [PW 7/19/23; CC 7/26/23] 23-554-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from George Kaiser Family Foundation in the amount of one thousand, two hundred sixty-two dollars (\$1,262.00) for Blake Ewing to travel to Atlanta, GA on July 19-21, 2023, to tour the Purpose Built Communities site. [CC 7/26/23] 23-588-1
- e. Consideration and possible approval, adoption, denial, amendment or revision of a Drainage Easement Donation by SafeStor Tulsa, LLC of property located at 1535 S. Memorial Dr., Parcel 480, Brookcrest Square Addition, for the 1535 S. Memorial Self Storage Project. (CD-5) [CC 7/26/23] 23-589-1
- f. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from the American Water Works Association (AWWA) in the amount of four hundred forty-seven dollars and ninety-seven cents (\$447.97) for Eric Lee to travel to Denver, CO on July 17-18, 2023, to attend the American Water Works Association (AWWA) Director's Meeting. [CC 7/26/23] 23-591-1
- g. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: August 2023 BOK Center Events scheduled for August 1-31, 2023, at 300 S. Denver Ave. (CD-1,4) [CC 7/26/23] 23-593-1
- h. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Sip 'N Slide scheduled for August 5, 2023, at 100 S. Boulder Ave. (CD-1) [CC 7/26/23] 23-594-1
- i. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: The Oklahoma Smokeshow Street Party scheduled for August 11-12, 2023, at 300 S. Denver Ave. (CD-1,4) [CC 7/26/23] 23-595-1
- j. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Tulsa Farmers' Market scheduled for August 2, 5, 9, 12, 13, 19, 26, 2023, at 1 S. Lewis Ave. (CD-4) [CC 7/26/23] 23-596-1

Public Comments:  
John Huffines – 4.c, 4.d, 4.f, 4.j.  
James Alexander, Jr. – 4.d.  
Bernice Alexander – 4.d.

Councilor Lakin moved to approve 4.b – 4.j. Councilor Decter Wright seconded the motion.

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Absent		

Yeas: 8      Nays: 0      Absent: 1      Abstentions: 0

Motion carried.

**5. AUTHORITIES, BOARDS & COMMISSIONS**

- a. No items this week.

**6. ORDINANCES - FIRST READING**

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a street located at 4926 S. 53rd W. Ave., that is part of S. 55th W. Ave. lying adjacent to the east line of Lot One (1), Block Two (2) and the west line of Lot Two (2), Block One (1) of Bridges Heights, to close the street to clear title, requested by Nathalie Cornett with Eller & Detrich. (CD-2) (Public Hearing: 7/26/23) [PW 7/26/23; CC 7/26/23; CC 8/2/23] 23-560-2
- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to transfer available appropriations of one hundred twenty-two thousand, eight hundred nineteen dollars (\$122,819.00) between account groups within the DNA Backlog Reduction SubFund. (2022 Forensic DNA Backlog Reduction) [UED 7/26/23; CC 7/26/23; CC 8/2/23] 23-586-2

Without objection, items 6.a – 6.b were forwarded to the next Council meeting.

**7. ORDINANCES - SECOND READING**

7.h was read and voted on separately.

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance adopting the annual Assessment Roll for Tourism Improvement District No. 1; assessing those parcels of real property within city limits on which there is located a hotel or motel that has 110 or more rooms for the purpose of providing marketing services as set forth in 11 O.S. Section 39-103.1(A); providing the time and method for payment of said assessments and the penalty for non-payment. **(Emergency Clause)** (Public Hearing: 7/26/23) [PW 7/19/23; CC 7/19/23; CC 7/26/23] 23-575-2
- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Title 11-A, Tulsa Revised Ordinances, "Stormwater Management and Hazard Mitigation Program"; amending Chapter 2, titled "Stormwater Drainage System Charge" amending Section 203, titled "Collection of Service Charge"; Title 11-B, Tulsa Revised Ordinances, "Solid Waste Management"; amending Chapter 5, titled "Solid Waste Rates and Deposits" amending Subsection B of Section 503, titled "Allocation of Insufficient

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Payment"; Title 11-C, Tulsa Revised Ordinances, "Waterworks and Sewerage"; amending Chapter 7, titled "Sanitary Sewer User Charge System" amending Subsection B of Section 705, titled "Collection"; and amending Chapter 9, titled "Billing and Collections" amending Subsections A and B of Section 903, titled "Deposits for Utility Service". **(Emergency Clause)** [UED 7/19/23; CC 7/19/23; CC 7/26/23] 23-564-2

- c. Consideration and possible approval, adoption, denial, amendment or revision of Ordinance ZCA-23 amending the City of Tulsa Zoning Code, Title 42, Tulsa Revised Ordinances, Chapter 5, Residential Districts: Section 5.030 Lot and Building Regulations, 5.030-A Table of Regulations, Table Note 4, Chapter 15, Office, Commercial, and Industrial Districts: Table 15-2: O, C, and I District Use Regulations, Chapter 30, Legacy Districts: Section 30.010 O-I.2c, Amendments to Approved Plans, Chapter 35, Building Types and Use Categories: Section 35.040-D Day Cares, Chapter 40, Supplemental Use and Building Regulations: Section 40.120: Day Cares, Chapter 45, Accessory Uses and Structures: Sec. 45.070-C and 45.070-D: Family Child Care Homes, Chapter 70, Review and Approval Procedures: Section 70.040-I: Amendments to Approved Plans. (TMAPC voted 8-0-0 to recommend the City Council **ADOPT** the proposed amendments.) [UED 6/28/23; CC 7/19/23; CC 7/26/23] 23-509-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7715 from RS-3 to AG-R for property located north of the NE/c of W. 81st St. S. and S. 28th W. Ave. requested by John Carmichael. (Property owner: John Carmichael) (CD-2) (TMAPC voted 9-0-0 to recommend **APPROVAL** of AG-R zoning.) [UED 6/28/23; CC 7/19/23; CC 7/26/23] 23-538-3
- e. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7717 from RS-3 to RM-1 for property located west of the NW/c of W. 57th St. S. and S. 41st W. Ave. requested by Mathew D. Ward. (Property owner: MKW Properties, LLC) (CD-2) (TMAPC voted 9-0-0 to recommend **APPROVAL** of RM-1 zoning.) [UED 6/28/23; CC 7/19/23; CC 7/26/23] 23-539-3
- f. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7720 from RS-4 to RS-5 for property located northeast of the NE/c of E. 41st St. and S. 145th E. Ave. requested by Nathan Cross. (Property owner: RC Battle Creek, LLC) (CD-6) (TMAPC voted 9-0-0 to recommend **APPROVAL** of RS-5 zoning.) [UED 6/28/23; CC 7/19/23; CC 7/26/23] 23-541-3
- g. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7721 from CS and RM-2 to CH with an Optional Development Plan for property located at the SW/c of E. Admiral Pl. and N. Utica Ave. requested by Stuart McDaniel. (Property owner: 22 North Utica, LLC) (CD-1) (TMAPC voted 9-0-0 to recommend **APPROVAL** of CH zoning with an Optional Development Plan.) [UED 6/28/23; CC 7/19/23; CC 7/26/23] 23-540-3

Public Comments:

Matt Stockman – 7.a.

Cindy Decker – 7.c.

Mattece Mason – 7.c.

John Huffines – 7.c.

Jacqueline Evans – 7.c.

Gabriella Evans – 7.c.

Councilor Lakin moved to approve 7.a – 7.g with the emergency clause on 7.a and 7.b. Councilor Decter Wright seconded the motion.

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Absent		
Yeas: 8	Nays: 0	Absent: 1	Abstentions: 0

Motion carried.

- h. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7699 from OL to CS with an Optional Development Plan for property located at the SW/c of E. 4th Pl. S. and S. Yale Ave. requested by JKR Properties. (Property owner: JKR Properties) (CD-4) (TMAPC voted 5-4-0 to recommend **APPROVAL** of CS zoning.) *(Note: The Council denied the application on June 14, 2023, and on June 21, 2023, the Council voted to reconsider the application. On July 19, 2023 the Council voted 7-1 to approve the application with an Optional Development Plan.)* [UED 6/7/23; CC 6/14/23; CC 6/21/23; UED 7/19/23; CC 7/19/23; CC 7/26/23] 23-442-6

Councilor Lakin moved to approve 7.h. Councilor Decter Wright seconded the motion.

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Nay	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Absent		
Yeas: 7	Nays: 1	Absent: 1	Abstentions: 0

Motion carried.

**8. COUNCIL ITEMS**

- a. Councilors’ announcements and reports on current community events, activities, efforts, and concerns. Other than announcements and reports, no discussion will ensue.

Councilor Patrick reminded everyone of the City Council Cleanup event in Mohawk Park on July 29, 2023. Councilor Bellis invited everyone to a District 4 townhall meeting on July 27, 2023. Councilor Hall-Harper invited everyone to community meetings on July 31, 2023, and August 5, 2023. Councilor Bengal invited everyone to a District 6 townhall meeting on August 1, 2023.

**9. NEW BUSINESS**

- a. No items this week.

**10. HEARING OF APPEALS**

- a. No items this week.

**11. HEARING OF PUBLIC COMMENTS**

- a. James L. Johnson – Safety concerns on Mohawk Blvd. [CC 7/26/23] 23-602-1

James L. Johnson was not present to address the Council.

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12. **ADJOURNMENT**

- a. Adjournment.

Chair Patrick adjourned the meeting at 6:06 P.M.

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Crista Patrick, Chair of the Council

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Lori Doring, Secretary to the Council